

1 BILL NO. R-88-07-05

2 DECLARATORY RESOLUTION NO. R-45-88

3 A DECLARATORY RESOLUTION confirming  
4 the designation of an "Economic  
5 Revitalization Area" under I.C. 6-1.1-  
6 12.1 for property commonly known as  
7 4120-4130 Engleton Drive, Fort Wayne,  
8 Indiana 46804 (Engle Associates).

9 WHEREAS, Common Council has previously designated by  
10 Declaratory Resolution the following described property as an  
11 "Economic Revitalization Area" under Division 6, Article II,  
12 Chapter 2 of the Municipal Code of the City of Fort Wayne,  
13 Indiana, of 1974, as amended and I. C. 6-1.1-12.1., to wit:

14 Lot Numbered 11 in the Engle Ridge North as  
15 recorded in the plat thereof in the Office of  
16 the Recorder of Allen County, Indiana.

17 said property more commonly known as 4120-4130 Engleton Drive,  
18 Fort Wayne, Indiana 46804.

19 WHEREAS, recommendations have been received from the  
20 Committee on Finance and the Department of Economic  
21 Development concerning said Resolution;

22 WHEREAS, notice of the adoption and substance of said  
23 Resolution has been published in accordance with I.C. 6-1.1-  
24 12.1-2.5 and I. C. 5-3-1 and a public hearing has been  
25 conducted on said Resolution;

26 WHEREAS, if said Resolution involves an area that has  
27 already been designated an allocation area under I.C. 36-7-14-  
28 39, The Fort Wayne Redevelopment Commission has adopted a  
29 Resolution approving the designation.

30 NOW, THEREFORE, BE IT RESLOVED BY THE COMMON COUNCIL OF  
31 THE CITY OF FORT WAYNE, INDIANA:

32 SECTION 1. That, the Resolution previously designating  
the above described property an "Economic Revitalization Area"  
is confirmed in all respects.



1  
2 SECTION 2. That, the hereinabove described property is  
3 hereby declared an "Economic Revitalization Area" pursuant to  
4 I.C. 6.1.1-12.1, said designation to begin on the effective  
5 date of this Resolution and continue for a one (1) year  
6 period. Said designation shall terminate at the end of that  
7 one (1) year period.

8 SECTION 3. That, said designation of the hereinabove  
9 described property as an "Economic Revitalization Area" shall  
10 apply to a deduction of the assessed value of real estate.

11 SECTION 4. That the estimate of the number of  
12 individuals that will be employed or whose employment will be  
13 retained and the estimate of the annual salaries of those  
14 individuals and the estimate of the value of the redevelopment  
15 or rehabilitation, all contained in Petitioner's Statement of  
16 Benefits, are benefits that can be reasonably expected to  
17 result from the proposed described redevelopment or  
18 rehabilitation.

19 SECTION 5. The current year approximate tax rates for  
20 taxing units within the City would be:

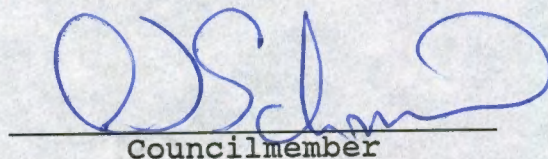
- 21 (a) If the proposed development does not occur, the  
22 approximate current year tax rates for this site  
23 would be \$10.4296/\$100.
- 24 (b) If the proposed development does occur and no  
25 deduction is granted, the approximate current year  
26 tax rate for the site would be \$10.4296/\$100 (the  
27 change would be negligible).
- 28 (c) If the proposed development occurs, and a  
29 deduction percentage of fifty percent (50%) is  
30 assumed, the approximate current year tax rate for  
31 the site would be \$10.4296/\$100 (the change would  
32 be negligible).



SECTION 6. Pursuant to I.C. 6-1.1-12.1, it is hereby determined that the deduction from the assessed value of the real property shall be for a period of ten (10) years.

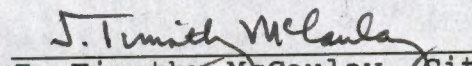
SECTION 7. The benefits described in the Petitioner's Statement of Benefits can be reasonably expected to result from the project and are sufficient to justify the applicable deduction.

SECTION 8. That this Resolution shall be in full force and effect from and after its passage and any and all necessary approval by the Mayor.



Councilmember

APPROVED AS TO FORM  
AND LEGALITY

  
J. Timothy McCaulay, City Attorney



Read the first time in full and on motion by Helms, seconded by Helms, and duly adopted, read the second time by title and referred to the Committee on Finance (and the City Plan Commission for recommendation) and Public Hearing to be held after due legal notice, at the Council Conference Room 128, City-County Building, Fort Wayne, Indiana, on \_\_\_\_\_, the \_\_\_\_\_, day of \_\_\_\_\_, 19\_\_\_\_, at \_\_\_\_\_ o'clock, \_\_\_\_\_ M., E.S.T.

DATED: 7-12-88

Sandra E. Kennedy  
SANDRA E. KENNEDY, CITY CLERK

Read the third time in full and on motion by Helms, seconded by Helms, and duly adopted, placed on its passage. PASSED ~~Lost~~ by the following vote:

|             | AYES     | NAYS | ABSTAINED | ABSENT |
|-------------|----------|------|-----------|--------|
| TOTAL VOTES | <u>9</u> |      |           |        |
| BRADBURY    | <u>✓</u> |      |           |        |
| BURNS       | <u>✓</u> |      |           |        |
| GiaQUINTA   | <u>✓</u> |      |           |        |
| HENRY       | <u>✓</u> |      |           |        |
| LONG        | <u>✓</u> |      |           |        |
| REDD        | <u>✓</u> |      |           |        |
| SCHMIDT     | <u>✓</u> |      |           |        |
| STIER       | <u>✓</u> |      |           |        |
| TALARICO    | <u>✓</u> |      |           |        |

DATED: 7-26-88

Sandra E. Kennedy  
SANDRA E. KENNEDY, CITY CLERK

Passed and adopted by the Common Council of the City of Fort Wayne, Indiana, as (ANNEXATION) (APPROPRIATION) (GENERAL)

(SPECIAL) (ZONING MAP) ORDINANCE RESOLUTION NO. 2-45-88

on the 26th day of July, 1988

Sandra E. Kennedy ATTEST  
SANDRA E. KENNEDY, CITY CLERK

SEAL  
Thomas P. Henry  
PRESIDING OFFICER

Presented by me to the Mayor of the City of Fort Wayne, Indiana, on the 27th day of July, 1988, at the hour of 11:30 o'clock A. M., E.S.T.

Sandra E. Kennedy  
SANDRA E. KENNEDY, CITY CLERK

Approved and signed by me this 27th day of July, 1988, at the hour of 2:40 o'clock P. M., E.S.T.

Paul Helmke  
PAUL HELMKE, MAYOR





# STATEMENT OF BENEFITS

State Form 27167 (7-87)

Form SB-1 is prescribed by the State Board of Tax Commissioners (1987)

Confidential Statement: The records in this series are CONFIDENTIAL according to Indiana Code 6-1.1-35-9.

INSTRUCTIONS: (I.C. 6-1.1-12.1) THIS PAGE TO BE COMPLETED BY APPLICANT

1. This statement must be submitted to the body designating the economic revitalization area BEFORE a person acquires new manufacturing equipment or begins the redevelopment or rehabilitation of real property for which the person wishes to claim a deduction. Effective July 1, 1987.
2. If a person is requesting the designation of an economic revitalization area, this form must be submitted at the same time the request is submitted.
3. Approval of the designating body (City Council, Town Board, County Council, etc.) must be obtained before a deduction may be approved.
4. To obtain a deduction Form 322 ERA, Real Estate Improvements and / or Form 322 ERA / PP, New Machinery, must be filed with the county auditor. With respect to real property, Form 322 ERA must be filed by the later of (1) May 10 or (2) thirty(30) days after a notice of increase in real property assessment is received from the township assessor. Form 322 ERA / PP must be filed between March 1 and May 15 of the assessment year in which new manufacturing equipment is installed, unless a filing extension has been obtained. A person who obtains a filing extension must file the form between March 1 and June 14 of that year.

|   |          |
|---|----------|
| Name of Designating Body                      | County   |
| Common Council, City of Fort Wayne            | Allen    |
| Name of Taxpayer                              |          |
| Engle Associates                              |          |
| Address of Taxpayer (Street, city, county)    | ZIP Code |
| 130 West Main, Fort Wayne, Allen Co., Indiana | 46802    |

## SECTION I LOCATION, COST AND DESCRIPTION OF PROPOSED PROJECT

|  |                         |                          |
|--|-------------------------|--------------------------|
| Location of property if different from above   | Taxing District         |                          |
| Lot 11 Engle Ridge North, 4120 Engleton Drive  | 94                      |                          |
| Cost and description of real property improvements and / or new manufacturing equipment to be acquired:  |                         |                          |
| The cost is approximately \$300,000.00 before tenant improvements and machinery. The building in Phase I is 8,000 square feet with an additional 8,000 square feet as demand warrants. |                         |                          |
| (Attach additional sheets if needed)   | Estimated Starting Date | Estimate Completion Date |
|  | 8-1-88                  | 11-1-88                  |

## SECTION II ESTIMATE OF EMPLOYEES AND SALARIES AS RESULT OF PROPOSED PROJECT

| Current Number | Salaries | Number Retained | Salaries | Number Additional | Salaries   |
|----------------|----------|-----------------|----------|-------------------|------------|
|                |          |                 |          | 30-45             | 700,000.00 |

## SECTION III ESTIMATE TOTAL COST AND VALUE OF PROPOSED PROJECT

|   | REAL ESTATE IMPROVEMENTS |                | MACHINERY |                |
|---|--------------------------|----------------|-----------|----------------|
|   | COST                     | ASSESSED VALUE | COST      | ASSESSED VALUE |
| Current Values                                  | 199,200                  | 27,240         | N/A       | N/A            |
| Plus estimated values of proposed project       | 600,000                  |                |           |                |
| Less: Values of any property being replaced     |                          |                |           |                |
| Net estimated values upon completion of project | 799,200                  |                |           |                |

## SECTION IV OTHER INFORMATION REQUIRED BY THE DESIGNATING BODY

|   |   |                  |
|---|---|------------------|
| I hereby certify that the representations on this statement are true. | Signatures of Authorized Representative |                  |
|   | x J. Blaker [Signature]                 |                  |
| Title   | Date of Signature                       | Telephone Number |
| General Partner   | 7-6-88                                  | 219-423-4431     |



DIGEST SHEET

TITLE OF ORDINANCE DECLARATORY RESOLUTION - CONFIRMING

Q 88-07-09

DEPARTMENT REQUESTING ORDINANCE ECONOMIC DEVELOPMENT

SYNOPSIS OF ORDINANCE Resolution confirming the application of Engle

Associates for tax abatement for the construction of a 10,000 sq. ft.  
steel and masonry building within Engle Ridge (North) Industrial Park.

EFFECT OF PASSAGE Allows the tax abatement and the construction of a 10,000  
sq. ft. building.

EFFECT OF NON-PASSAGE Opposite from above

MONEY INVOLVED (DIRECT COSTS, EXPENDITURES, SAVINGS) \$600,000

ASSIGNED TO COMMITTEE (PRESIDENT) \_\_\_\_\_

BILL NO. R-88-07-09

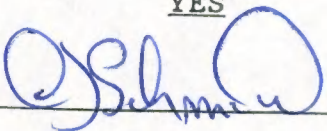
REPORT OF THE COMMITTEE ON FINANCE

WE, YOUR COMMITTEE ON FINANCE TO WHOM WAS  
REFERRED AN ~~(ORDINANCE)~~ (RESOLUTION) confirming the  
designation of an "Economic Revitalization Area" under I.C.  
6-1.1-12.1 for property commonly known as 4120-4130  
Engleton Drive, Fort Wayne, Indiana (Engle Associates)

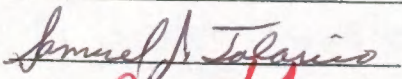
HAVE HAD SAID ~~(ORDINANCE)~~ (RESOLUTION) UNDER CONSIDERATION  
AND BEG LEAVE TO REPORT BACK TO THE COMMON COUNCIL THAT SAID  
~~(ORDINANCE)~~ (RESOLUTION)

YES

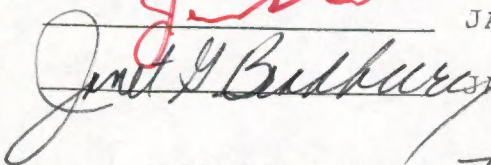
NO



DONALD J. SCHMIDT  
CHAIRMAN




CHARLES B. REDD  
VICE CHAIRMAN  
SAMUEL J. TALARICO



JAMES S. STIER  
JANET G. BRADBURY

CONCURRED IN 7-26-88

  
Sandra E. Kennedy  
City Clerk

All America City



Most Livable City

## THE CITY OF FORT WAYNE

July 13, 1988

Ms. April Minnick  
Fort Wayne Newspapers, Inc.  
600 West Main Street  
Fort Wayne, IN 46802

Dear Ms. Minnick:

Please give the attached full coverage on the date of July 16, 1988, in both the News Sentinel and Journal Gazette.

RE: Legal Notice for Common  
Council of Fort Wayne, IN

Bill No. R-88-07-04 & R-88-07-05  
Bill No. R-88-07-06 & R-88-07-07  
Bill No. R-88-07-08 & R-88-07-09  
Bill No. R-88-07-10 & R-88-07-11  
Declaratory Resolutions

Please send us 4 copies of the Publisher's Affidavit from both newspapers.

Thank you.

Sincerely yours,

Sandra E. Kennedy  
City Clerk

SEK/ne  
ENCL: 4



NOTICE OF PUBLIC HEARING  
FORT WAYNE  
COMMON COUNCIL

(RESOLUTIONS NO. R-88-07-08 AND R-88-07-09)

Notice is hereby given that the Common Council of the City  
of Fort Wayne, Indiana, approved a Resolution on July 12, 1988  
date  
designating property at 4120-4130 Engleton Drive,  
Fort Wayne, Indiana 46804 (Engle Associates)

an Economic Revitalization Area. A description of the affected area  
can be inspected in the County Assessor's Office.

Common Council will conduct a public hearing on whether  
the above described resolution should be confirmed, modified and  
confirmed or rescinded on Tuesday, July 26, 1988, at 7:00 P.M.,  
date, time & place  
Common Council Conference Room 128, 1st floor, City-County Bldg.  
Fort Wayne, IN

If confirmed, said designation shall continue for one (1) year after  
confirmation.

All interested persons are invited to attend and be heard  
at the public hearing.

*Sandra E. Kennedy*

Sandra E. Kennedy  
City Clerk



PUBLISHER'S CLAIM

LINE COUNT

|  |    |
|--|----|
| Display Matter (Must not exceed two actual lines, neither of which shall total more than four solid lines of type in which the body of the advertisement is set) |    |
| -- number of equivalent lines  |    |
| Head -- number of lines  | 4  |
| Body -- number of lines  | 16 |
| Tail -- number of lines  | 2  |
| Total number of lines in notice  | 22 |

COMPUTATION OF CHARGES

|  |         |
|--|---------|
| 22 lines, 1 columns wide equals 22 equivalent lines  |         |
| at .330 cents per line   | \$ 7.26 |
| Additional charge for notices containing rule or tabular work (50 percent of above amount) |         |
| Charge for extra proofs of publication (\$1.00 for each proof in excess of two)            | 2.00    |
| TOTAL AMOUNT OF CLAIM  | \$ 9.26 |

DATA FOR COMPUTING COST

Width of single column 12.5 ems  
Number of insertions 1  
Size of type 6 point

Pursuant to the provisions and penalties of Chapter 155, Acts 1953,

I hereby certify that the foregoing account is just and correct, that the amount claimed is legally due, after allowing all just credits, and that no part of the same has been paid.

Date: July 16, 19 88

Title: Trudy Sterling Clerk

PUBLISHER'S AFFIDAVIT

State of Indiana )  
) ss:  
Allen County )

NOTICE OF PUBLIC HEARING  
FORT WAYNE  
COMMON COUNCIL  
(RESOLUTIONS NO. R-88-07-08 AND R-88-07-09)  
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All interested persons are invited to attend and be heard at the public hearing.  
Sandra E. Kennedy  
City Clerk

Personally appeared before me, a notary public in and for said county and state, the undersigned Trudy Sterling who, being duly sworn, says that he/she is Clerk of the The Journal-Gazette newspaper of general circulation printed and published in the English language in the (city) (town) of Fort Wayne, IN in state and county aforesaid, and that the printed matter attached hereto is a true copy, which was duly published in said paper for one time, the dates of publication being as follows:  
7/16/88

Subscribed and sworn to before me this 16th day of July, 19 88.

Shelley R. LaRue  
Notary Public

Shelley R. LaRue  
My commission expires: March 3, 1990



Fort Wayne Common Council

(Governmental Unit)

Allen

County, Indiana

To:

The News-Sentinel

Dr.

P.O. Box 100

Fort Wayne, IN

## PUBLISHER'S CLAIM

## LINE COUNT

Display Matter (Must not exceed two actual lines, neither of which shall total more than four solid lines of type in which the body of the advertisement is set)  
-- number of equivalent lines

Head -- number of lines

Body -- number of lines

Tail -- number of lines

Total number of lines in notice

4

16

2

22

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Shelley R. LaRue

Notary Public

My commission expires: March 3, 1990NOTICE OF PUBLIC HEARING  
FORT WAYNE  
COMMON COUNCIL

(RESOLUTIONS NO. R-88-07-08 AND R-88-07-09  
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City Clerk